



# urban policy update

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## Introduction from the Commissioner



### **We're doing important work. We make a difference.**

These are words you do not often hear from government agencies who are focused on their day-to-day business, but the statements could not be more true. As the nation's largest public real estate organization — housing one million Federal workers in 350 million square feet of space in 1,600 cities and towns across the country — we cannot help but make a difference in local communities. In fact, over 90% of our 2,000 buildings and 6,400 leased locations are located within urban areas, most in urban centers. And more than 450 of our owned buildings are historically significant.

The fact is that we need cities and other urban areas and they need us. One way we show our commitment is to enthusiastically support Executive Order 13006, "Locating Federal Facilities on Historic Properties in Our Nation's Central Cities." This EO requires all Federal agencies with space needs in urban areas to give first consideration to locating in historic properties and districts, identify and remove laws and policies that restrict Federal presence in historic

districts, and seek partnerships with state and local governments and other organizations to enhance participation in the National Historic Preservation Program.

We support the EO in many ways, including building our new buildings in downtowns and working in partnership with our customers to maintain a presence in the historic and other buildings we own or lease in central business areas and historic districts.

We have also organized personnel and resources around these issues. Our Historic Buildings and the Arts Center of Expertise, which promotes the conservation and use of historically significant properties, and our Center for Urban Development, which leverages GSA's real estate actions in ways that bolster communities' smart growth, economic vitality, cultural vibrancy, and downtown revitalization efforts, are dedicated to advocating the benefits of and the need for carrying out the requirements of the EO.

We are providing Frequently Asked Questions and Lessons Learned in this Policy Update to make our com-

mitment to the EO and approach for implementing its requirements more explicit. This Policy Update follows and adds on to the implementing policy I issued in a July 1998 memorandum to the GSA Assistant Regional Administrators. I encourage you to use this to learn more about EO 13006 and how we can build on it to help our customers, local communities, and historic property owners. We want to continue to be welcome members of and active partners in local communities, helping to preserve historic assets and central business areas and keep them vital.

Let us know about other innovative practices and precedents for carrying out the requirements of EO 13006 by contacting our Center for Urban Development.

*Robert A. Peck*  
Commissioner  
GSA Public Buildings Service  
U. S. General Services Administration

Photo: The Rookery, Chicago, IL

# Frequently Asked Questions

**NOTE:** This Urban Policy Update was written for GSA realty professionals, but can also be used by others to learn about GSA's commitment to EO 13006.

## **Q: Does the implementation of EO 13006 change the way GSA does business?**

**A:** No. Meeting agency space requirements and surpassing expectations remains our commitment. Implementing EO 13006 helps GSA provide greater emphasis in locating Federal agencies in historic properties while at the same time partnering in efforts to revitalize urban areas. EOs 12072 and 13006, along with our own internal policies, have shaped GSA's current practices in locating Federal agencies. GSA supports the laws and regulations that are designed to help preserve and revitalize downtowns and retain our nation's heritage.

## **Q: What is the best way to meet the requirements?**

**A:** The best way to meet these requirements is to involve others outside of GSA as much as possible. You should establish good lines of communication with State Historic Preservation Officers, local government officials, statewide partners of the National Trust for Historic Preservation, and local preservation commissions. Let them help you and our customer agencies by identifying historic properties that are suitable,

and available, to house Federal agencies. Let them know of Federal requirements, both current and future, as soon as it is practical to notify them.

## **Q: What are some of the benefits of locating in central business areas?**

**A:** By locating in central business areas of cities and towns, the Federal government helps to sustain and revitalize downtowns, which EO 13006 notes "have historically served as the centers for growth and commerce in our metropolitan areas." Some other benefits to locating and remaining in CBAs include conserving existing urban infrastructure, improved access to buildings for Federal workers and private citizens through the proximity of public transportation, and the convenience of being located near other businesses and Federal and local facilities.

## **Q: How can we help to get more historic properties considered for Federal use?**

**A:** Since many historic properties may not meet each requirement of the Solicitation for Offer (SFO) on paper, you should actively encourage the owners of historic buildings to respond nonetheless by describing the ways that their property does meet the SFOs criteria. It is possible that historic building owners can

creatively meet a customer agency's requirements in ways that we and the customer did not initially consider. As described below, you should also consult local officials and advocacy groups to help you identify available historic buildings and historic districts.

## **Q: What if an agency says that its requirements cannot be met in a historic property?**

**A:** If, after the space request review process, an agency maintains that its requirements cannot be met in an available historic property, and you believe that its requirements can be satisfied by a historic property, you should elevate the issue to the proper channel. Your GSA supervisor, ARA, or RA, or the Center for Urban Development or the Commissioner may be able to advise and/or intercede on the issue. It may be helpful for these GSA officials to get their counterparts at our customer agency involved, and a phone call or a meeting can often help a customer agency to better understand the specifics of the opportunity and its requirements.

For additional assistance, you may want to contact the local office of the National Trust for Historic Preservation or the local government to see if those organizations want to get involved with the customer in the location issue.

**Q: What is the best way to identify and work with local stakeholders?**

**A:** The authors of EOs 12072 and 13006 had community planning and local-Federal partnerships in mind. Such collaborations can help identify suitable historic properties, encourage the offering of such properties, and ensure public participation. GSA is committed to urban revitalization and historic preservation and is working with communities to strengthen these efforts. GSA's Center for Urban Development advocates collaboration with Federal customers, cities, and local groups early and often about Federal space needs and where and how we locate. You should share plans and discuss requirements, when appropriate, with the city and local preservation groups (which can be identified by your Regional Historic Preservation Officer).

**Q: How does GSA ensure agencies are aware of their responsibilities?**

**A:** When agencies request space from GSA, you should ask agency representatives if they are familiar with EO 13006. If they are not, you should provide copies of the Order, the implementing regulations, and this Urban Policy Update, and explain the agency's requirements to them. In particular, you should inform the agencies that they alone are responsible and accountable for decisions that eliminate available historic properties or require a location outside of a central business area.

**Q: What are some common reasons that agencies use when selecting properties other than historic buildings?**

**A:** Common reasons for not selecting historic properties include the need for a large floor plate, a particular minimum column spacing, a maximum ceiling height, or a minimum elevator speed, as well as insufficient parking and security, and inadequate fire suppression systems. Each of these reasons can be valid agency concerns, but they can also be used inappropriately as reasons to avoid particular properties or areas of town. You should work closely with the customer agency to understand its requirements so you can determine if alternative solutions may be considered. You should also advocate for creative solutions to agencies' concerns to encourage use of historic properties.

**Q: What is the space request review process to make sure that available historic properties are given proper consideration?**

**A:** The space request review process is as follows:

1. If the space request does not require a location in an urban or central business area, EO 12072 and 13006 do not apply, so you must look for space in a rural area, as required by the Rural Development Act of 1972.
2. If the space request requires a location in an urban or central business area, you must look for space in a central business area, as required by EO 12072.

3. Within a central business area, you must give first consideration to historic properties and districts, as required by EO 13006. If the request can be met within the CBA, the request should include historic buildings or districts in the delineated area.
4. Review the agency's space requirements vis-a-vis available historic properties.
5. Work with the customer agency to ensure that any of its requirements that could eliminate a prospective historic property is essential to the efficient performance of the agency. Discuss all perceived barriers to acquiring available properties that may be identified and offer potential solutions to the client agency. You must also make sure that the client agency is aware of its responsibilities under EO 13006.
6. Work within GSA on SFO language to add wording to encourage historic property owners to apply and to delete criteria that could unnecessarily eliminate prospective historic properties.
7. Consult the city government, local preservation groups, and urban advocacy groups (such as the local chamber of commerce) to identify location opportunities in historic buildings, historic districts, and central business areas.

**Q: What does EO 13006 say about the hierarchy among historic properties for locating Federal facilities?**

**A:** The hierarchy in EO 13006 is as follows:

1. Historic properties within historic districts.
2. Sites (developed or undeveloped) within historic districts.
3. Historic properties outside of historic districts.

In making locational decisions for customers with urban location requirements, you should give first consideration to this hierarchy within a central business area. If a historic property is available for lease or purchase, then you should evaluate it fairly for suitability of use.

**Q: When is it appropriate to limit competition to only historic properties?**

**A:** You are encouraged to limit competition to historic buildings or districts whenever adequate competition can be expected from those sources alone. At the same time, you should consider whether or not the restricted competition would result in a rental rate that is reasonable and prudent when compared to other alternatives.

**Q: How do I apply the 10% price preference?**

**A:** Following the hierarchy mentioned previously, you can provide the price preference to historic buildings competing with any other buildings (historic or non-historic). You may grant individual historic buildings (as well as any building within a historic district) a price preference of up to 10% per square foot versus the lowest otherwise acceptable offer. The application of the 10% preference is explained fully in the historic preference clause of GSA's standard SFO. For more on the effect of the price preference, you should refer to the report from the Historic Buildings and the Arts Center of Expertise on "GSA Historic Building Leasing."

**Q: How does EO 13006 relate to NEPA, floodplains, and environmental requirements?**

**A:** You must also follow National Environmental Policy Act (NEPA) requirements, though many leasing actions will be categorical exclusions (i.e., actions that do not have a significant effect on the environment, such as leasing space in an existing structure—see "PBS NEPA Desk Guide," chapter 5). You should also consider other regulations, such as EO 11988 regarding location in floodplains. When conflicts arise, the overriding consideration is the protection of life and safety. You should coordinate early with your NEPA liaison to determine appropriate requirements and action.

**Q: What about Section 106 of the NHPA?**

**A:** Leasing or other property acquisition is an undertaking defined in The National Historic Preservation Act (NHPA) Section 106. GSA, as the lead Federal agency, must determine if the action will have an effect on the historic property or district and follow the procedures of 36 CFR Part 800. You should coordinate early with your Regional Historic Preservation Officer to determine appropriate requirements and action.

**Q: What about "Can't Beat GSA Leasing," "Provider of Choice," and other customer-driven initiatives?**

**A:** Our efficiency in meeting customers' needs and maintaining our position as the preferred source for satisfying space needs are not put in jeopardy by the requirements of EO 13006. All Federal agencies need to comply with the EO, so as a real estate agency that has a deep understanding of and experience in using EO 13006, GSA adds value by helping customer agencies comply with the requirements of this EO and other locational laws and regulations.



**Q: What laws and orders provide the framework for GSA's actions regarding historic buildings and central business areas?**

**A:** Federal law and national policy direct the Federal government to use available historic properties and locate in central business areas, as discussed below.

- The **National Historic Preservation Act of 1966** requires that the Federal government “shall use, to the maximum extent feasible, historic properties available to the agency.” 16 U.S.C. § 470h2(a)(2)(b)
- The **Public Buildings Cooperative Use Act of 1976** directs Federal agencies to locate in suitable structures of “historic, architectural, or cultural significance,” unless such a location would not be feasible and prudent when compared with available alternatives. 40 U.S.C. § 601a(a)(1)
- **Federal Property Management Regulations** require that agencies with space requirements in urban areas give first consideration to central business areas. Additionally, the regulations state that “Agency justifications for locating outside CBAs must address, at a minimum, the efficient performance of the missions and programs of the agencies, the nature and function of the facilities involved, the convenience of the public served, and the maintenance and improvement of safe and healthful working conditions for employees.” 41 CFR §101-17.205

- **Executive Order 12072** requires that Federal agencies with urban location needs “shall give first consideration to [locating in] a centralized community business area” and include consideration of “existing Federally-controlled facilities” within the CBAs.
- **Executive Order 13006** mandates that “the Federal government shall utilize and maintain, wherever operationally appropriate and economically prudent, historic properties and districts, especially those located in our central business areas.” In addition, the Order directs that Federal agencies “shall give first consideration to historic properties within historic districts.”

This pattern of legislation and Presidential commitment provides the framework for GSA and other federal agencies to ensure the vitality and viability of our nation's central cities.

**Q: What is considered a historic property?**

**A:** *Historic properties* in EO 13006 are buildings determined eligible for the National Register of Historic Places. Eligibility may be determined by a State Historic Preservation Officer or designated by any State, local, or Indian tribal government, the National Park Service, or GSA. The definition of historic properties in the National Historic Preservation Act includes districts, sites, structures, and objects, but GSA interprets the Order's use of “historic properties” to mean historic buildings.

**Q: Who is responsible for identifying suitable historic properties?**

**A:** The identification of historic properties is a process and a responsibility to be shared by many players.

- GSA realty professionals are familiar with their markets and will be aware of most available properties.
- GSA Regional Historic Preservation Officers (RHPO) can assist through their relationships with State Historic Preservation Officers (SHPO) and local preservation organizations. You should contact the appropriate RHPO and SHPO to assist in the verification of historic properties.
- The city may have information on available historic properties and districts that you can use.

If you have questions about a building's eligibility for the National Register, you can seek a determination from the SHPO, but it is usually prudent to move forward assuming the building in question is eligible.



**Q: What does “first consideration” mean?**

**A:** The Order directs agencies to give *first consideration* to historic properties and districts when locating Federal facilities. Simply put, first consideration means that Federal agencies with urban space needs will first look to historic properties or districts according to a specified hierarchy (see page 5 for hierarchy), except when it would not be operationally appropriate or economically prudent (or inconsistent with other laws).

**Q: What does “operationally appropriate” mean?**

**A:** *Operationally appropriate* means that an agency's space requirements can be met by a historic property or a site within a historic district without materially compromising the agency's mission. This determination is made jointly by GSA and the customer agency following the steps outlined in the space request review process covered on pages 4 and 5.

**Q: What is an “urban area”?**

**A:** An *urban area* is any metropolitan area as defined by the Office of Management and Budget or any non-metropolitan area meeting either of the following criteria: 1) is within the jurisdiction of any incorporated city, town, etc., with a population greater than 10,000, or 2) is an area within or adjacent to a city, town, etc., with a population density of 1,500 inhabitants or more per square mile.

**Q: What does “economically prudent” mean?**

**A:** *Economically prudent* means that the cost of meeting an agency's space requirement will be fair and reasonable while considering the relative historic significance of a property and the community's investment in the property. Generally, if the costs of meeting an agency's requirements in an available historic property or site within a historic district are within 10% of the lowest non-historic property bid, the costs should be considered fair and reasonable.

**Q: What is a “central business area” or “centralized community business area”?**

**A:** These terms are mentioned in EO 13006 and 12072, respectively, as the general areas in which Federal agencies must give first consideration to locating. Both terms refer to specific geographic areas in cities and towns that the local government designates as main business districts. “*Central business district*” is another term for these areas. The Federal government does not direct the designation of a central business area.

**Q: What have we learned from previous leasing experiences that will be helpful in continuing implementation of EO 13006?**

**A:** The Lessons Learned in the next section of the Urban Policy Update demonstrate that GSA is successful in leasing space in historic properties for our client agencies and the expertise already exists at the field level. We must now strengthen our partnering efforts to seek the best solutions for our customer agencies, local communities, and taxpayers. A stronger partnering effort can help promote and achieve the business interests of all parties while protecting our cultural heritage and revitalizing our cities.

Photo: Old Post Office Pavillion, Washington, DC

# Lessons Learned



The following illustrates real-world examples of GSA leasing actions, and is included to highlight lessons learned and creative ways to meet the needs of customer agencies.

## **It's often very easy to lease a historic building.**

Savannah, GA  
The American Building  
7 Drayton Street

GSA awarded a lease in this historic building for the U.S. Army Corps of Engineers based on our regular price guidelines. No modifications were needed.

## **Be flexible!**

Savannah, GA  
The Smith & Kelly Building  
300 Drayton Street

GSA issued a lease solicitation to house the Drug Enforcement Agency and the Bureau of Alcohol, Tobacco and Firearms. None of the buildings offered met accessibility or fire safety standards. We again solicited for space with the provision that the owner make all necessary improvements. We then received an offer and the owner adapted the building to the agencies' needs — improving exits, fire safety systems, and handicapped accessibility. The agencies helped by dividing their operations on two floors instead of one as originally requested. The project was successful because of the owner's extra work and the Federal agencies' flexibility.

**"Everyone wins when we successfully locate our federal customers in historic buildings in central business districts. Partnering with the National Trust to preserve our nation's history is always a good business decision."**

– GSA Regional Administrator  
Sue Damour

Waterloo, IA  
Chicago Central Building  
501 Sycamore Street

GSA's insistence on remaining in the central business district supported the renovation and survival of this historic property. GSA worked closely with the owner on safety, environmental, and accessibility issues to ensure that the building met requirements. GSA also extended the term of the lease to allow the owner to obtain adequate financing. Other Federal agencies have since requested space in the building. By being flexible, GSA was able to keep its customers in the CBD and help make one of Waterloo's historic buildings a desirable workplace.

## **Help potential lessors who are new to GSA's leasing process.**

Louisville, KY  
The Heyburn Building  
332 West Broadway

The owner of this building was unfamiliar with GSA's lease solicitations. GSA's local realty professional took time to explain the procurement process to the owner. GSA ended up awarding the 20,000 square foot lease

to this building's owner, who was the low offeror. The owner worked to renovate the space, which had been in poor condition. The GSA realty specialist's extra effort and the building owner's flexibility resulted in this successful historic lease.

## **Be creative!**

Dayton, OH  
Old Post Office  
120 West 3rd Street

GSA leased space in the historic Old Post Office for the U.S. Bankruptcy Court. The lease includes the reuse of an elaborate existing courtroom. This required GSA, the Ohio SHPO, and the owner to creatively find ways to satisfy the fire safety requirements without destroying historic features in the building. The success of the project led to an award from the Associated Builders and Contractors.

Champaign, IL  
Champaign/Urbana Railway Station

This train station is still used by Amtrak. The owner sought the FBI as a tenant for the upper floors and worked to create a successful offer. The FBI incorporated the historical attributes of the building into a sound, comfortable work environment.

**"Complex preservation projects involve creative teamwork by people willing to take risks."**

– National Trust for Historic Preservation

Photo: Stegmaier Building, Wilkes-Barre, PA



Tampa, FL  
Kress Building  
1624 7th Avenue

GSA found space for the U.S. Customs Service in this building in the Ybor City Historic District, near the port of Tampa. The building's original 17-foot ceilings were preserved with cable trays for the wires that would normally be hidden by dropped ceilings. An attractive and historically-compatible wrought iron fence surrounds the parking area instead of chain link. This historic lease was made possible through the creativity of GSA and the building owner.



Chillicothe, OH  
Foulke Building  
16 South Paint Street

**“If the Federal Government is serious about breathing life into the nation’s historic building stock, carrying out the Executive Order is exactly how to do it.”**

– Bob Althoff, owner, Foulke Building

GSA found space for the Census in this well-maintained, over 100-year old historic building. This building at one time housed a grocery store and several residences. At his own expense, the owner installed all necessary electrical, telephone, and data wiring to satisfy the Census's requirements.

**GSA's leasing actions can be major catalysts for historic preservation and reuse.**

Cedar Rapids, IA  
Hach Building  
411 1st Street

GSA secured space in this 100-year old historic building in the central business district for the U.S. Attorney's Office. The building, originally a brick warehouse, had been vacant for years and required a total renovation. Using GSA's lease commitment, the building's owners secured financing. The resulting renovation brought the building to ADA standards. A year later when the Immigration and Naturalization Service needed space quickly, the Hach Building's shell was built out in 45 days from the lease award.

Tacoma, WA  
Union Station  
1717 Pacific Avenue

This historic former train station in the Tacoma central business district suffered years of neglect until GSA acquired it from the City for the Federal courts. Adjacent new construction met most of the courts' needs, but the restored original train station became the ceremonial entrance to the two new buildings. The original train lobby is now a treasured art gallery and reception area for community events, and Union Station's rebirth was a catalyst for the redevelopment of the entire neighborhood.

**GSA can be a player when local communities focus attention on specific areas for improvement.**

Birmingham, AL  
Burger-Phillips Centre  
1910 3rd Avenue, North

The Mayor of Birmingham designated the central business district around the historic Burger-Phillips Centre as a revitalization area. GSA worked with the City and Operation New Birmingham to hire security guides to patrol the area, provide additional sanitation crews, and improve street lighting. GSA solicited for space in this area for the National Labor Relations Board and the Burger-Phillips Centre was the low offeror. This shows how GSA can be instrumental in helping a city to improve deteriorated areas. Federal employees and other tenants in the building have contributed significantly to making this area of downtown more lively and desirable.

Photo: Foulke Building, Chillicothe, OH

# Executive Order 13006 of May 21, 1996

## Locating Federal Facilities on Historic Properties in Our Nation's Central Cities

By the authority vested in me as President by the Constitution and the laws of the United States of America, including the National Historic Preservation Act (16 U.S.C. 470 et seq.) and the Public Buildings Cooperative Use Act of 1976 (90 Stat. 2505), and in furtherance of and consistent with Executive Order No. 12072 of August 16, 1978, and Executive Order No. 11593 of May 13, 1971, it is hereby ordered as follows:

### Section 1 Statement of Policy

Through the Administration's community empowerment initiatives, the Federal Government has undertaken various efforts to revitalize our central cities, which have historically served as the centers for growth and commerce in our metropolitan areas. Accordingly, the Administration hereby reaffirms the commitment set forth in Executive Order No. 12072 to strengthen our Nation's cities by encouraging the location of Federal facilities in our central cities. The Administration also reaffirms the commitments set forth in the National Historic Preservation Act to provide leadership in the preservation of historic resources, and in the Public Buildings Cooperative Use Act of 1976 to acquire and utilize space in suitable buildings of historic, architectural, or cultural significance.

To this end, the Federal Government shall utilize and maintain, wherever operationally appropriate and economically prudent, historic properties and districts, especially those located in our central business areas. When implementing these policies, the

Federal Government shall institute practices and procedures that are sensible, understandable, and compatible with current authority and that impose the least burden on, and provide the maximum benefit to, society.

### Section 2 Encouraging the Location of Federal Facilities on Historic Properties in Our Central Cities

When operationally appropriate and economically prudent, and subject to the requirements of section 601 of title VI of the Rural Development Act of 1972, as amended (42 U.S.C. 3122), and Executive Order No. 12072, when locating Federal facilities, Federal agencies shall give first consideration to historic properties within historic districts. If no such property is suitable, then Federal agencies shall consider other developed or undeveloped sites within historic districts. Federal agencies shall then consider historic properties outside of historic districts, if no suitable site within a district exists. Any rehabilitation or construction that is undertaken pursuant to this order must be architecturally compatible with the character of the surrounding historic district or properties.

### Section 3 Identifying and Removing Regulatory Barriers

Federal agencies with responsibilities for leasing, acquiring, locating, maintaining, or managing Federal facilities or with responsibilities for the planning for, or managing of, historic resources shall take steps to reform, streamline, and otherwise minimize

regulations, policies, and procedures that impede the Federal Government's ability to establish or maintain a presence in historic districts or to acquire historic properties to satisfy Federal space needs, unless such regulations, policies, and procedures are designed to protect human health and safety or the environment. Federal agencies are encouraged to seek the assistance of the Advisory Council on Historic Preservation when taking these steps.

### Section 4 Improving Preservation Partnerships

In carrying out the authorities of the National Historic Preservation Act, the Secretary of the Interior, the Advisory Council on Historic Preservation, and each Federal agency shall seek appropriate partnerships with States, local governments, Indian tribes, and appropriate private organizations with the goal of enhancing participation of these parties in the National Historic Preservation Program. Such partnerships should embody the principles of administrative flexibility, reduced paperwork, and increased service to the public.

### Section 5 Judicial Review

This order is not intended to create, nor does it create, any right or benefit, substantive or procedural, enforceable at law by a party against the United States, its agencies or instrumentalities, its officers or employees, or any other person.

(Signed) William J. Clinton  
THE WHITE HOUSE, May 21, 1996.

# Amendment to GSAR

**NOTE:** The following is GSA's Office of Acquisition Policy's proposed revision to the General Services Administration Acquisition Regulations to amend the historic preference provision that would be incorporated into all SFOs.

- D R A F T -

## General Services Administration Acquisition Regulations

### PART 552 — SOLICITATION PROVISIONS AND CONTRACT CLAUSES

#### Subpart 552.2 — Text of Provisions and Clauses

##### 552.270-4 Historic preference.

"As prescribed in 570.702(d), insert the following provision:

#### HISTORIC PREFERENCE (— 2000)

**(a)** Preference will be given to offers of space in historic properties following this hierarchy of consideration:

- (1) Historic properties within historic districts
- (2) Developed and undeveloped sites within historic districts,
- (3) Historic properties outside of historic districts.

**(b)** Historic property means any district, site, building, structure, or object that is included in or eligible for the National Register. Historic District means any business area, industrial area, neighborhood, rural area, or other complex of buildings,

structures, sites, objects, and/or landscape features that is included in or eligible for inclusion in the National Register of Historic Places. Historic properties and districts include those determined eligible by GSA or a State Historic Preservation Officer, or designated by any State, local or Indian tribal government under pertinent State, local or tribal law.

**(c)** The offer for space must meet the terms and conditions of this solicitation. (It is within the discretion of the Contracting Officer to accept alternatives to certain architectural characteristics and safety features defined elsewhere in this solicitation to maintain the historical integrity of the building such as high ceilings, wooden floors, etc.)

**(d)** Where award will be based on the lowest price technically acceptable source selection process, a 10 percent price evaluation preference, based on the total annual square foot (ANSI/BOMA usable) cost to the Government, will be given to historic properties as follows:

- (1) First to suitable historic properties within historic districts.
- (2) If no suitable historic property within an historic district is offered, or the 10 percent preference does not result in the lowest acceptable offer, the preference will then be given to suitable developed or undeveloped sites within historic districts.

(3) Finally, if no suitable developed or undeveloped site within an historic district is offered, or the 10 percent preference does not result in the low offer, the preference will then be given to historic properties outside of historic districts.

**(e)** Where award will be made based on a tradeoff process of source selection which permits tradeoffs among cost or price and non-cost factors, a 10 percent price evaluation preference, based on the total annual square foot (ANSI/BOMA usable) cost to the Government, will be given to historic properties as follows:

- (1) First to suitable historic properties within historic districts.
- (2) If no suitable historic property within an historic district is offered, or is eliminated from the competition, the preference will then be given to suitable developed or undeveloped sites within historic districts.
- (3) Finally, if no suitable developed or undeveloped site within an historic district is offered, or is eliminated from the competition, the preference will then be given to historic properties outside of historic districts."



# for more information

**For assistance on historic buildings, contact:**

Historic Buildings and the Arts Center of Expertise  
GSA Public Buildings Service  
U.S. General Services Administration  
Tel. (202) 219-1088  
e-mail: [caroline.alderon@gsa.gov](mailto:caroline.alderon@gsa.gov)  
web: [www.gsa.gov/pbs/pn/](http://www.gsa.gov/pbs/pn/)

**For assistance on locational policies and  
practices and community planning, contact:**

Center for Urban Development  
GSA Public Buildings Service  
U.S. General Services Administration  
Tel. (202) 501-1881  
e-mail: [goodneighbor@gsa.gov](mailto:goodneighbor@gsa.gov)  
web: [goodneighbor.gsa.gov](http://goodneighbor.gsa.gov)

**THANK YOU to all of the contributors to this  
Urban Policy Update, especially:**

GSA's Office of Business Performance  
Historic Buildings and the Arts Center of Expertise  
Regional Historic Preservation Officers  
Sue Damour  
Lisa Morpurgo  
National Trust for Historic Preservation